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Sec. Twp. Range

**ZONING HEARING APPLICATION  
MIAMI-DADE COUNTY  
DEPARTMENT OF PLANNING & ZONING**

**RECEIVED**  
303-316  
OCT 22 2003

ZONING HEARINGS SECTION  
MIAMI-DADE PLANNING AND ZONING DEPT.  
BY [Signature]

LIST ALL FOLIO #S: 30-7811-000-0570

Date Received

- 1. NAME OF APPLICANT** (Provide complete name of applicant, exactly as recorded on deed, if applicable. If applicant is a lessee, an executed 'Owner's Sworn-to-Consent' and copy of a valid lease for 1 year or more is required. If the applicant is a corporation, trust, partnership, or like entity, a 'Disclosure of Interest' is required).

BCG Partners, LLC, a limited liability company

**2. APPLICANT'S MAILING ADDRESS, TELEPHONE NUMBER:**

Mailing Address: 8290 NW 66th Street

City: Miami State: FL Zip: 33166 Phone#: 305-

**3. OWNER'S NAME, MAILING ADDRESS, TELEPHONE NUMBER:**

Owner's Name (Provide name of ALL owners): BCG Partners, LLC

Mailing Address: 8260 NW 66th Street

City: Miami State: FL Zip: 33166 Phone#:

**4. CONTACT PERSON'S INFORMATION:**

Name: Simon Ferro, Esq. Company: Greenberg Traurig, P.A.

Mailing Address: 1221 Brickell Avenue

City: Miami State: FL Zip: 33131

Phone#: 305-579-0644 Fax#: 305-961-5644 E-mail: ferros@gtlaw.com

**5. LEGAL DESCRIPTION OF ALL PROPERTY COVERED BY THE APPLICATION**

(Provide complete legal description, i.e., lot, block, subdivision name, plat book & page number, or metes and bounds. Include section, township, range. If the application contains multiple rezoning requests, then a legal description for each sub-area must be provided. Attach separate sheets, as needed).

\* See attached Exhibit "A"

EXHIBIT "A"

LEGAL DESCRIPTION

BCG PARTNERS L.L.C.

RECEIVED  
203316  
OCT 30 2003

ZONING HEARINGS SECTION  
MIAMI-DADE PLANNING AND ZONING DEPT.

BY



The West ½ of the Northwest 1/4 of the Southeast 1/4 of Section 11, Township 57 South, Range 38 East, lying and being in Dade County, Florida; LESS and EXCEPT the following described parcel: Commence at the Northwest Corner of the Southeast 1/4 of said Section 11, said point being also the center of said Section 11; thence run along the North line of the Southeast 1/4 of said Section 11, North 89 degrees 21 minutes 12 seconds East (bearings derived from the Florida State System of Plane Coordinates) for 483.29 feet to the Point of Beginning of the herein described parcel of land; thence continued along said North line, North 89 degrees 21 minutes 12 seconds East for 180.00 feet to a point of intersection with the East line of the West ½ of the Northwest 1/4 of the Southeast 1/4 of said Section 11; thence run along said East line South 0 degrees 43 minutes 08 seconds East for 257.57 feet to a point; thence run North 88 degrees 39 minutes 12 seconds West for 180.14 feet to a point; thence run North 0 degrees 42 minutes 52 seconds West for 251.30 feet to the Point of Beginning, consisting of approximately 19.14 acres, more or less..

**6. ADDRESS OR LOCATION OF PROPERTY** (For location, use description such as NE corner of, etc.)

SE corner of SW 192nd Avenue and SW 304th Street

**7. SIZE OF PROPERTY** (in acres): approx. 19 (divide total sq. ft. by 43,560 to obtain acreage)

**8. DATE** property ☒ acquired ☐ leased: 11-14-2002  
(month & year)

**9. Lease term:** \_\_\_\_\_ years

**10. IF CONTIGUOUS PROPERTY IS OWNED BY THE SUBJECT PROPERTY OWNER(S),** provide complete legal description of said contiguous property.

N/A

**11. Is there an option to purchase** ☐ **or lease** ☐ **the subject property or property contiguous thereto?**  
☒ no ☐ yes (If yes, identify potential purchaser or lessee and complete 'Disclosure of Interest' form)

**12. PRESENT ZONING CLASSIFICATION:** AU

**13. APPLICATION REQUESTS** (Check all that apply and describe nature of the request in space provided)  
(DBC's require special exception to permit site plan approval unless rezoning 3 acres or less to residential categories)

☒ District Boundary Changes (DBC) [Zone class requested]: RU-1

☐ Unusual Use: \_\_\_\_\_

☐ Use Variance: \_\_\_\_\_

☐ Alternative Site Development: \_\_\_\_\_

☐ Special Exception: \_\_\_\_\_

☐ Modification of previous resolution/plan: \_\_\_\_\_

☐ Modification of Declaration or Covenant: \_\_\_\_\_

**14. Has a public hearing been held on this property within the last year & a half?** ☐ no ☒ yes.  
If yes, provide applicant's name, and date, purpose and results of hearing, and resolution number:

YES, see attached Exhibit "C"

**15. Is this hearing is as a result of a violation notice?** ☒ no ☐ yes. If yes, give name to whom the violation notice was served: \_\_\_\_\_ and describe the violation: \_\_\_\_\_

**16. Describe structures on the property:** None

**17. Is there any existing use on the property?** ☒ no ☐ yes. If yes, what use and when established?

Use: \_\_\_\_\_ Year: \_\_\_\_\_

**EXHIBIT "C"**

**YES.** Applicant's name BCG Partners, LLC. Request to rezone property; Request denied by Council Committee on April 30, 2003 Resolution No. CZAB14-1803; denied by Broward County Commission April 11, 2003 (Z-18-03).



## APPLICANT'S AFFIDAVIT

The Undersigned, first being duly sworn depose that all answers to the questions in this application, and all supplementary documents made a part of the application are honest and true to the best of (my)(our) knowledge and belief. (I)(We) understand this application must be complete and accurate before the application can be submitted and the hearing advertised.

\*\*\*\*\*

## OWNER OR TENANT AFFIDAVIT

(I)(WE), \_\_\_\_\_, being first duly sworn, depose and say that (I am)(we are) the ☐ owner ☐ tenant of the property described and which is the subject matter of the proposed hearing.

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Signature

Sworn to and subscribed to before me  
this \_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_.

Notary Public: \_\_\_\_\_  
Commission Expires: \_\_\_\_\_

\*\*\*\*\*

## CORPORATION AFFIDAVIT

(I)(WE), BCG Partners, LLC, being first duly sworn, depose and say that (I am)(we are) the ☒ President ☐ Vice-President ☐ Secretary ☐ Asst. Secretary of the aforesaid corporation, and as such, have been authorized by the corporation to file this application for public hearing; and that said corporation is the ☐ owner ☐ tenant of the property described herein and which is the subject matter of the proposed hearing.

Attest: \_\_\_\_\_

Franz S. Sank  
Authorized Signature  
PRESIDENT  
Office Held

(Corp. Seal)



Leyla M. Lucas  
My Commission DD201132  
Expires September 24, 2005

Sworn to and subscribed to before me  
this 15 day of Oct., 2003.

Leyla M. Lucas  
Notary Public  
Commission Expires: \_\_\_\_\_

\*\*\*\*\*

## PARTNERSHIP AFFIDAVIT

(I)(WE), \_\_\_\_\_, being first duly sworn, depose and say that (I am)(we are) partners of the hereinafter named partnership, and as such, have been authorized to file this application for a public hearing; and that said partnership is the ☐ owner ☐ tenant of the property described herein which is the subject matter of the proposed hearing.

By \_\_\_\_\_ %  
By \_\_\_\_\_ %

\_\_\_\_\_  
(Name of Partnership)  
By \_\_\_\_\_ %  
By \_\_\_\_\_ %

Sworn to and subscribed to before me  
this \_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_.

Notary Public: \_\_\_\_\_  
Commission Expires: \_\_\_\_\_

\*\*\*\*\*

## ATTORNEY AFFIDAVIT

I, \_\_\_\_\_, being first duly sworn, depose and say that I am a State of Florida Attorney at Law, and I am the Attorney for the Owner of the property described and which is the subject matter of the proposed hearing.

Sworn to and subscribed to before me  
this \_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_.

\_\_\_\_\_  
Signature  
Notary Public: \_\_\_\_\_  
Commission Expires: \_\_\_\_\_

## RESPONSIBILITIES OF THE APPLICANT

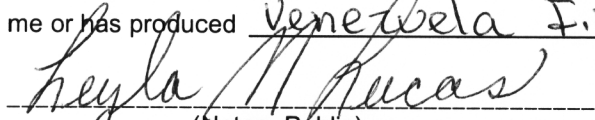
### I AM AWARE THAT:

1. The Public Works Department, the Department of Environmental Resources Management (DERM), and other County agencies review and critique zoning applications which may affect the scheduling and outcome of applications. These reviews may require additional public hearings before DERM's Environmental Quality Control Board (EQCB), or other County boards, and/or the proffering of agreements to be recorded. I am also aware that I must comply promptly with any DERM or Public Works conditions and advise this office in writing if my application will be withdrawn.
2. Filing fees may not be the total cost of a hearing. Some requests require notices to be mailed to property owners up to a mile from the subject property. In addition to mailing costs, fees related to application changes, plan revisions, deferrals, re-advertising, etc., may be incurred. Applications withdrawn within 60 days of the filing are eligible for a refund of 50% of the hearing fee but after that time hearings withdrawn or returned will be ineligible for a refund. I understand that fees must be paid promptly.
3. The South Florida Building Code requirements may affect my ability to obtain a building permit even if my zoning application is approved; and that a building permit will probably be required. I am responsible for obtaining permits and inspections for all structures and additions proposed, or built without permits. And that a Certificate of Use and Occupancy must be obtained for the use of the property after it has been approved at Zoning Hearing, and that failure to obtain the required permits and/or Certificates of Completion or of Use and Occupancy will result in enforcement action against any occupant and owner. Submittal of the Zoning Hearing application may not forestall enforcement action against the property.
4. The 3<sup>rd</sup> District Court of Appeal has ruled that zoning applications inconsistent with the Comprehensive Development Master Plan (CDMP) cannot be approved by a zoning board based upon considerations of fundamental fairness. Therefore, I acknowledge that if the hearing request is inconsistent with the CDMP and I decide to go forward then my hearing request can only be denied or deferred, but not approved.
5. In Miami-Dade County v. Omnipoint Holdings, Inc., Case No. 3D01-2347 (Fla. 3<sup>rd</sup> DCA 2002), the 3<sup>rd</sup> District Court of Appeal has held invalid the standards for non-use variances, special exceptions, unusual uses, new uses requiring a public hearing and modification of covenants. This is not a final decision and the County Attorney's Office is seeking further review. In the interim, the County Attorney's Office is working with the Planning and Zoning Department's professional staff to develop new standards that will address the Court's concerns. While the new standards are being developed, applicants are advised that any non-use variance, special exception, unusual use, new use requiring a public hearing or request for modification of covenants granted under the existing standards are subject to being reversed in the courts. An applicant wishing to avoid the substantial legal risks associated with going forward under the existing standard may seek a deferral until the new standards are developed..
6. Any covenant to be proffered must be submitted to the Department's Legal Counsel, on County form, at least 1 month prior to the hearing date. The covenant will be reviewed and the applicant will be notified if changes or corrections are necessary. Once the covenant is acceptable, the applicant is responsible to submit the executed covenant with a current 'Opinion of Title' within 1 week of the hearing. And that Legal Counsel can advise as to additional requirements applicable to foreign corporations. Documents submitted to Legal Counsel must carry a cover letter indicating subject matter, application number and hearing date. Legal Counsel may be reached at (305) 375-3075

  
(Applicant's Signature)

\_\_\_\_\_  
(Print Name)

Sworn to and subscribed before me this 15 day of October, 2003. Affiant is personally known to me or has produced Venezuela F.O. as identification.

  
(Notary Public)  
My commission expires \_\_\_\_\_



Leyla M. Lucas  
My Commission DD201132  
Expires September 24, 2005

OWNERSHIP AFFIDAVIT  
FOR  
CORPORATION

STATE OF FLORIDA

Public Hearing No. \_\_\_\_\_

COUNTY OF MIAMI-DADE

Before me, the undersigned authority, personally appeared \_\_\_\_\_, hereinafter the Affiant(s), who being first duly sworn by me, on oath, deposes and says:

1. Affiant is the president, vice-president or CEO of the \_\_\_\_\_ Corporation, with the following address: \_\_\_\_\_
2. The Corporation owns the property, which is the subject of the proposed hearing.
3. The subject property is legally described as:  
See attached Exhibit "A"
4. Affiant is legally authorized to file this application for public hearing.
5. Affiant understands this affidavit is subject to the penalties of law for perjury and the possibility of voiding of any zoning granted at public hearing.

**Witnesses:**

Signature \_\_\_\_\_

Print Name \_\_\_\_\_

Signature \_\_\_\_\_

Print Name \_\_\_\_\_

Signature \_\_\_\_\_

Print Name \_\_\_\_\_

Sworn to and subscribed before me on the 22 day of October, 2003.

Affiant is personally known to me or has produced Venezuela ID as identification.



Leyla M. Lucas  
My Commission DD201132  
Expires September 24, 2005

Signature \_\_\_\_\_

Print Name \_\_\_\_\_

My Commission Expires: \_\_\_\_\_

State of FLORIDA

### **DISCLOSURE OF INTEREST\***

If a **CORPORATION** owns or leases the subject property, list principal stockholders and percent of stock owned by each. [Note: Where principal officers or stockholders consist of other corporation(s), trust(s), partnership(s) or similar entities, further disclosure shall be made to identify the natural persons having the ultimate ownership interest].

CORPORATION NAME: BCG Partners, LLC

<u>NAME AND ADDRESS</u>	<u>Percentage of Stock</u>
<u>See attached Exhibit "B"</u>	

If a **TRUST or ESTATE** owns or leases the subject property, list the trust beneficiaries and percent of interest held by each. [Note: Where beneficiaries are other than natural persons, further disclosure shall be made to identify the natural persons having the ultimate ownership interest].

TRUST/ESTATE NAME: \_\_\_\_\_

<u>NAME AND ADDRESS</u>	<u>Percentage of Interest</u>

If a **PARTNERSHIP** owns or leases the subject property, list the principals including general and limited partners. [Note: Where partner(s) consist of other partnership(s), corporation(s), trust(s) or similar entities, further disclosure shall be made to identify the natural persons having the ultimate ownership interests].

PARTNERSHIP OR LIMITED PARTNERSHIP NAME: \_\_\_\_\_

<u>NAME AND ADDRESS</u>	<u>Percent of Ownership</u>

**EXHIBIT "B"**

**BCG PARTNERS, L.L.C**

BCG PARTNERS, L.L.C. Has two members, each of which owns a 50 % interest

The partners are

BINCOM, L.L.C

SERFER, L.L.C

The beneficial, individual owners of the two partners are as set forth below.

- a. BINCOM, L.L.C is a Florida limited liability company wholly and entirely owned by Franco Biocchi. Jr., whose address is

781 Crandon Blvd apartment 801 Key Biscayne, FL 33149

- b. FERSER, L.L.C is a Florida limited liability company of which two brothers, Fernando Guardazzi and Sergio Guardazzi each own a 50% interest. Their address is

781 Crandon Blvd apartment 701 Key Biscayne , FL 33149

If there is a **CONTRACT FOR PURCHASE** by a Corporation, Trust or Partnership, list purchasers below, including principal officers, stockholders, beneficiaries or partners. [Note: Where principal officers, stockholders, beneficiaries or partners consist of other corporations, trusts, partnerships or similar entities, further disclosure shall be made to identify natural persons having ultimate ownership interests].

NAME OF PURCHASER: \_\_\_\_\_

<u>NAME, ADDRESS AND OFFICE (if applicable)</u>	<u>Percentage of Interest</u>
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

Date of contract: \_\_\_\_\_

If any contingency clause or contract terms involve additional parties, list all individuals or officers, if a corporation, partnership or trust:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**NOTICE:** For changes of ownership or changes in purchase contracts after the date of the application, but prior to the date of final public hearing, a supplemental disclosure of interest is required.

The above is a full disclosure of all parties of interest in this application to the best of my knowledge and belief.

Signature: Francis Bunt  
(Applicant)

Sworn to and subscribed before me this 15 day of October, 2003. Affiant is personally known to me or has produced Venezuela ID Card as identification.

Leyla M. Lucas  
(Notary Public)



Leyla M. Lucas  
My Commission DD201132  
Expires September 24, 2005

My commission expires \_\_\_\_\_

\*Disclosure shall not be required of: 1) any entity, the equity interests in which are regularly traded on an established securities market in the United States or another country; or 2) pension funds or pension trusts of more than five thousand (5,000) ownership interests; or 3) any entity where ownership interests are held in a partnership, corporation or trust consisting of more than five thousand (5,000) separate interests, including all interests at every level of ownership and where no one (1) person or entity holds more than a total of five per cent (5%) of the ownership interest in the partnership, corporation or trust. Entities whose ownership interests are held in a partnership, corporation, or trust consisting of more than five thousand (5,000) separate interests, including all interests at every level of ownership, shall only be required to disclose those ownership interest which exceed five (5) percent of the ownership interest in the partnership, corporation or trust.